114.0	0006	0019.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	852,700	/	852,700
USE VALUE:	852,700	/	852,700
ASSESSED:	852,700	/	852,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		GAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ZUCKERMAN STEVEN H &
Owner 2:	ZUCKERMAN INES MONTSERRAT
Owner 3:	TR/ZUCKERMAN FAMILY TRUST
Street 1:	4 GAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WILSON ANDREW K -
Owner 2:	-
Street 1:	4 GAY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,100 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Vinyl Exterior and 2483 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6100.000	430,600		422,100	852,700
Total Card	0.140	430,600		422,100	852,700
Total Parcel	0.140	430,600		422,100	852,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.39 | /Parcel: 343.3

Legal Description

User Acct 73324

GIS Ref

GIS Ref

Insp Date 08/24/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 114.0-0006-0019.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	430,500	0	6,100.	422,100	852,600	852,600	Year End Roll	12/18/2019
2019	101	FV	343,100	0	6,100.	428,100	771,200	771,200	Year End Roll	1/3/2019
2018	101	FV	343,100	0	6,100.	319,600	662,700	662,700	Year End Roll	12/20/2017
2017	101	FV	343,100	0	6,100.	289,400	632,500	632,500	Year End Roll	1/3/2017
2016	101	FV	343,100	0	6,100.	277,400	620,500	620,500	Year End	1/4/2016
2015	101	FV	316,500	0	6,100.	235,200	551,700	551,700	Year End Roll	12/11/2014
2014	101	FV	316,500	0	6,100.	223,100	539,600	539,600	Year End Roll	12/16/2013
2013	101	FV	316,500	0	6,100.	212,300	528,800	528,800		12/13/2012

!8888!

PRINT

Date	Time
12/10/20	23:25:33

LAST REV

Date	Time
09/24/18	11:43:19

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8888

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WILSON ANDREW K	62866-67		10/31/2013		575,000	No	No		
TREMBLAY PHILIP	47551-113		8/1/2006		559,000	No	No		
	15749-262		8/1/1984		122,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/24/2018	88	Insulate	5,195	C				
1/9/2014	20	Manual	1,685	C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/24/2018	MEAS&NOTICE	BS	Barbara S
2/7/2014	Info Fm Prmt	EMK	Ellen K
3/30/2009	Measured	197	PATRIOT
9/22/2006	MLS	HC	Helen Chinal
2/14/2000	Mailer Sent		
2/7/2000	Measured	197	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73324
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6100		Sq. Ft.	Site		0	70.	0.99	5									422,102						422,100	

Total AC/HA: 0.14004 | Total SF/SM: 6100 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,102 | Spl Credit | Total: 422,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.26910377
Const Adj.:	1.00999999
Adj $ / SQ:	134.588
Other Features:	99871
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451337
Depreciation:	20761
Depreciated Total:	430575

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 8 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

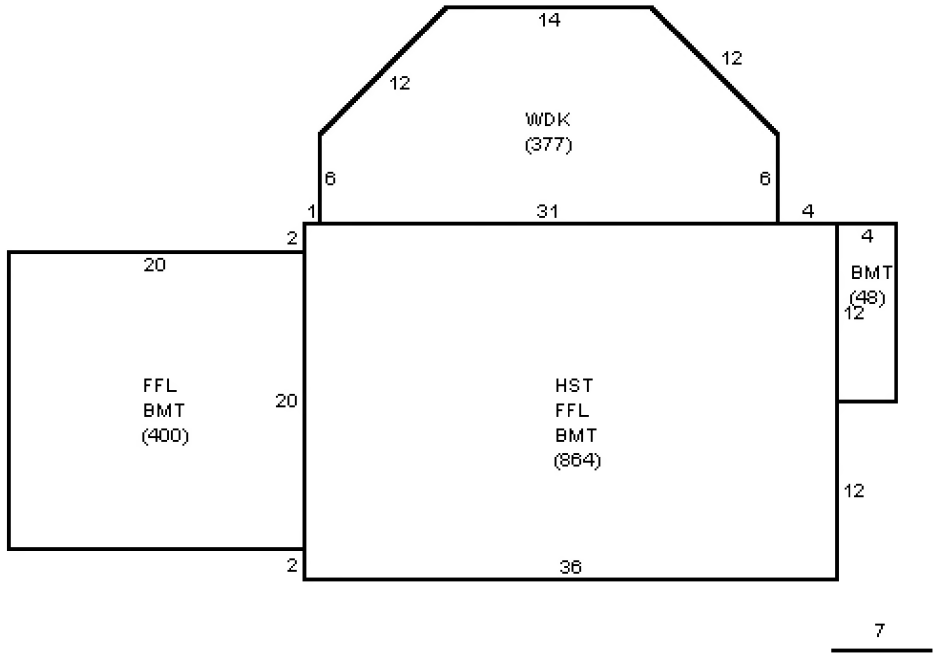
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	148.05
Special Features:	0	Val/Su Net:	127.21
Final Total:	430600	Val/Su SzAd	253.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,312	60.120	78,878
FFL	First Floor	1,264	134.590	170,120
HST	Half Story	432	134.590	58,142
WDK	Deck	377	8.740	3,295
	Net Sketched Area:	3,385	Total:	310,435
Size Ad	1696	Gross Are	3817	FinArea 2483

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

114.0-0006-0019.A

IMAGE

AssessPro Patriot Properties, Inc